

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2707

A Bylaw to amend Bylaw No. 2646, cited as the
"Official Community Plan Bylaw, 2006, No. 2646"

THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF ESQUIMALT, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the "*OFFICIAL COMMUNITY PLAN BYLAW, 2006, NO. 2646, AMENDMENT BYLAW [NO. 3], 2009, NO. 2707*".

2. That Bylaw No. 2646, cited as the "Official Community Plan Bylaw, 2006, No. 2646" be amended in Section 3.3.3 Secondary Suite Policies as follows:

- 1) by removing paragraph 3, including items a) through f) of Section 3.3.3 in its entirety.
- 2) by adding the following text and figures as paragraph 3 of Section 3.3.3
 - "a) *Subject to safety and other performance criteria, one secondary suite is considered appropriate within a single-unit dwelling, in zones which permit such use.*
 - b) *Secondary suites are not acceptable in two-unit dwellings [i.e. duplexes], townhouses or other multiple family units.*
 - c) *In the interests of maintaining the overall appearance and character of Esquimalt's neighbourhoods, there are limits on the size of secondary suites, on the size of the suite relative to the primary dwelling unit, to the number of off-street parking spaces required and other matters as controlled by the Zoning Bylaw.*
 - d) *All secondary suites are subject to the Zoning Bylaw, Building Bylaw and the BC Building Code. Existing suites that are found to be non-compliant with any of those regulations will be required to upgrade. If an upgrade is not undertaken, or the suite cannot be made compliant, in the interests of safety it will be closed.*
 - e) *All suites whether new or existing must be registered with the Township of Esquimalt.*
 - f) *The Township will encourage the upgrading of poorly maintained two-unit projects [i.e. a single family residence with a secondary suite], through enforcement of the Maintenance of Property Bylaw."*
 - g) *Property owners are encouraged to provide well-lighted entries and pathways leading to any secondary suites.*

READ a first time by the Municipal Council on the 21st day of September, 2009.

READ a second time by the Municipal Council on the 21st day of September, 2009.

A Public Hearing was held pursuant to Sections 890 and 892 of the *Local Government Act* on the 13th day of October, 2009.

READ a third time by the Municipal Council on the 19th day of October, 2009.

ADOPTED by the Municipal Council on the 19th day of October, 2009.

BARB DESJARDINS
MAYOR

CAROLLYNE EVANS
CORPORATE ADMINISTRATOR